

Miriam Lens

From: Doug Johnson
Sent: Tuesday, May 06, 2014 3:47 PM
To: List-Mayor-Council
Cc: Miriam Lens
Subject: OPPOSITION TO CLOSURE ORDINANCE AMENDMENTS (Agenda Item #11)

Importance: High

Dear Hon. Mayor & Hon. Council Members:

The Western Manufactured Housing Communities Association (WMA) is a non-profit trade association representing the owners and operators of manufactured home communities and mobilehome parks throughout California. WMA is one of the oldest, largest and most respected associations of its kind in the United States.

WMA is OPPOSED to the proposed amendments to the City's Mobile Home Park Closure & Change of Use Ordinance.

We strongly believe that the City's existing ordinance provides robust protections for park residents in the very unlikely event of a park closure or change of use. In fact, Hayward's Mobile Home Park Closure & Change of Use Ordinance—adopted in 2004—sets forth some of the most comprehensive and restrictive local government park closure regulations in California; most other cities and counties rely solely on the park closure protections contained in State Law.

Currently, no park closures are being contemplated in Hayward. Parkowners are well aware that existing City law, regulation and policy would make such a closing or change of use next to impossible to achieve. WMA respectfully urges your Council to reject these proposed amendments. Making Hayward's Mobile Home Park Closure & Change of Use Ordinance substantively more restrictive is unfair, unnecessary and unwarranted.

Respectfully submitted,

DOUG JOHNSON
Regional Representative
Government & Public Affairs

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